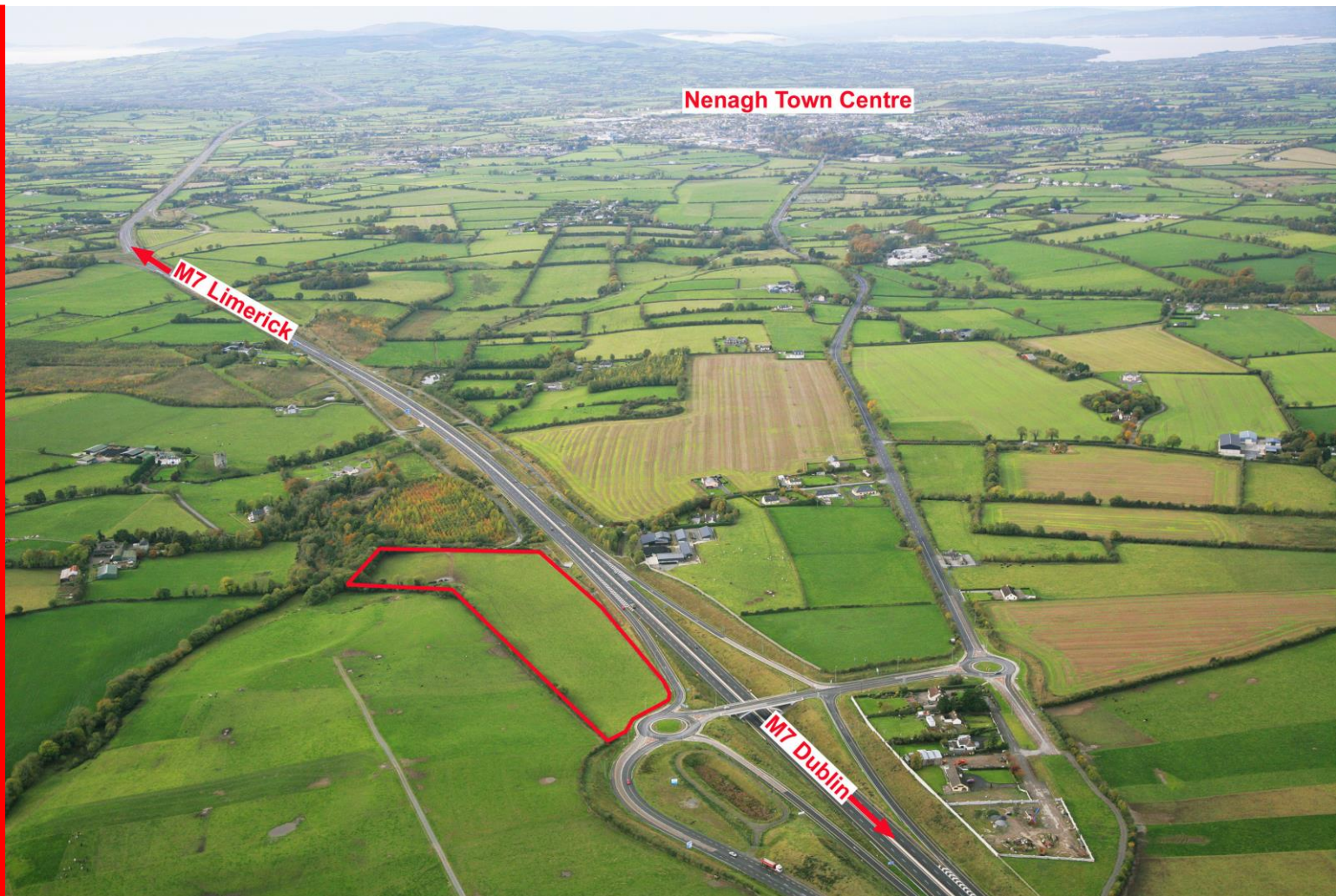


For Sale by Private Treaty

Price Reduced to €399,500

**Sherry
FitzGerald**
Talbot



**Ballintotty
Nenagh
Co. Tipperary**

Important and most attractive sale of an elevated three acre (1.21ha) commercial site for sale in one or more lots. The lands which have the benefit of extensive road frontage onto the M7 slip road are easily accessible and suitable for a petrol station/ truck stop/travel lodge/depot subject to planning permission.

Directions

From Nenagh take the N7 eastbound for 4km, take the fly-over over the M7 motorway. Property adjoins the next roundabout.

Viewing

Viewing by appointment.

sherryfitz.ie

Please note that the provision of this product or service does not require licensing, authorisation, or registration with the Central Bank of Ireland and as a result it is not covered by the Central Bank of Ireland requirements designed to protect consumers or by a statutory compensation scheme.



Contact:

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Conditions to be noted:

- 1 These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
 - 2 The vendor does not make or give Sherry FitzGerald Talbot or its staff authorised to make or give any representation or warranty in respect of this property.
 - 3 All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
 - 4 In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
 - 5 The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
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